150.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	704,900 / 704,900
					USE VALUE:	704,900 / 704,900
					ASSESSED:	704,900 / 704,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARNO MICHAEL J & ELVIRA M
Owner 2:	
Owner 3:	
Street 1:	44 FOUNTAIN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,275 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 890 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6275.000	218,000	300	486,600	704,900
Total Card	0.144	218,000	300	486,600	704,900
Total Parcel	0.144	218,000	300	486,600	704,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 792.02 | /Parcel: 792.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct: 98726

GIS Ref:

GIS Ref:

Insp Date: 04/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0002-0001.0

!11708!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,000	300	6,275.	486,600	704,900	704,900	Year End Roll	12/18/2019
2019	101	FV	196,000	300	6,275.	456,200	652,500	652,500	Year End Roll	1/3/2019
2018	101	FV	195,600	300	6,275.	377,100	573,000	573,000	Year End Roll	12/20/2017
2017	101	FV	195,600	300	6,275.	346,700	542,600	542,600	Year End Roll	1/3/2017
2016	101	FV	195,600	300	6,275.	316,300	512,200	512,200	Year End	1/4/2016
2015	101	FV	184,400	300	6,275.	310,200	494,900	494,900	Year End Roll	12/11/2014
2014	101	FV	184,400	300	6,275.	288,300	473,000	473,000	Year End Roll	12/16/2013
2013	101	FV	184,400	300	6,275.	274,300	459,000	459,000		12/13/2012

PRINT

Date	Time
12/11/20	01:50:52

LAST REV

Date	Time
11/30/20	13:47:47
jorourke	

PAT ACCT. 11708

USER DEFINED

Prior Id # 1:	98726
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FALCO BARBARA	28524-550		5/1/1998		209,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
3/12/2009	Inspected	189	PATRIOT
2/25/2009	Measured	372	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Entry Denied	268	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6275		Sq. Ft.	Site		0	80.	0.97	9									486,599						486,600	

Total AC/HA: 0.14405 | Total SF/SM: 6275 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 486,599 | Spl Credit | Total: 486,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	174.614
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315985
Depreciation:	97955
Depreciated Total:	218029

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB			

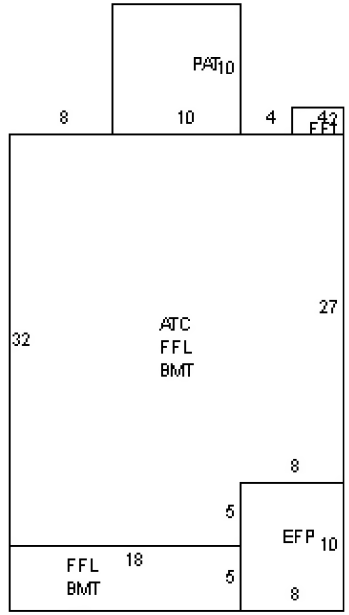
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.61
Special Features:	0	Val/Su Net:	97.80
Final Total:	218000	Val/Su SzAd	186.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	890	174.610	155,406
BMT	Basement	882	52.380	46,203
ATC	Attic	277	174.610	48,403
PAT	Patio	100	5.970	597
EFP	Enclos Porch	80	60.950	4,876

Net Sketched Area:	2,229			Total:	255,485
Size Ad	1167.1999	Gross Are	2744	FinArea	890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X10	F	FR	1980	5.40	T	39	101			300			300
2	Frame Shed	D	Y	1	8X9	A	AV	1993	0.00	T	20.8	101						

More:	N	Total Yard Items:	300	Total Special Featues:	Total: 300